



HOTEL PROPOSAL

Proposal Introduction

Unique Luxury Chalet concept resort located on the Kalpitiya, lagoon-side and surrounded by tropical palms and coconut trees facing the Blue Lagoon and the beach front.

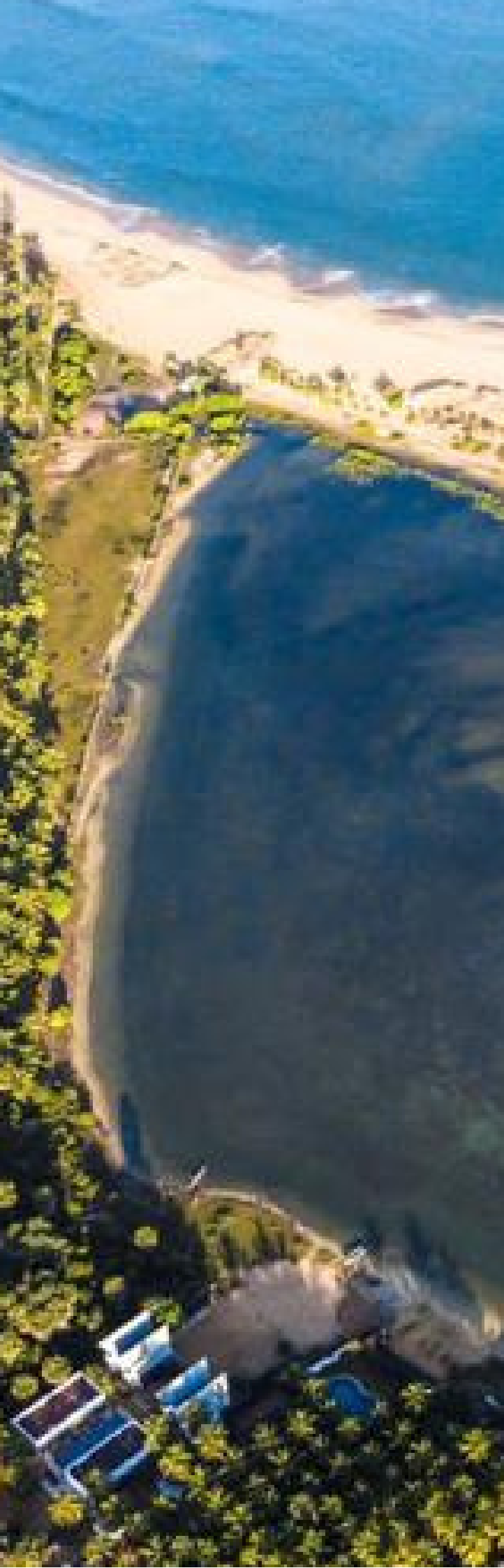
Our resort features 14 exclusive luxury chalets and 8 deluxe rooms within a lush garden, offering privacy,

Accommodation available for Capacity of 71 guests / per night and a capacity of 80 guests per seating at the restaurant.

Peace and simplicity in all aspects.

Uniquely design with luxurious with a European touch combining the private parking and amenities of a high-end hotel with the space and features of an exclusivity. Kalpitiya famous for its lagoon surfing, Dolphins, Blue Whales watching and world class kite surfing which will give you an exhilarating thrill and the crashing blue waves of the Indian ocean serve as the back drop for your stay at the resort.





KALPITIYA

Kalpitiya is a peninsular that separates Puttalam lagoon from the Indian Ocean. The coastal waters are home to spinner, bottlenose and Indo-Pacific humpback dolphins, whales, sea turtles, and the elusive Dugong. The Kalpitiya marine sanctuary has a diversity of habitats ranging from bar reefs, flat coastal plains, saltpans, mangrove swamps, salt marshes and vast sand dune beaches.

THINGS TO DO

- Dolphin Watching
- Whale Watching
- Wilpattu Safari
- Cave Boat Tours
- Lagoon Tours
- Old Dutch Fort Visits through Boat
- Island Watching Tours
- Camping tours
- island Camping Tours
- Snorkeling
- Diving
- Wind surfing
- Kite Surfing
- Kayaking and flat water recreation
- Fishing day & night
- Crab Hunt
- Oyster Hatcheries
- Oyster hatching farms
- Prawn farms
- Wind Mills
- Salt pans

Potential and Situation Analysis

Spread over One acres, which has for different types of 14 luxury deluxe chalets and 8 single deluxe rooms in total 22 accommodation units.

Paying homage to the region's rich history and culture, each chalets styles are inspired by simple life styles of peoples live locally in the area with a very modern twist. This is an ideal place for travelers in search of an intimate escape, or a celebratory weekend. Step into a private retreat when you stay at the chalets in Kalpitiya.

ROOMS :

CHALETS : 14 Units

Luxury Family Chalets (SQF 1089 per unit / Max-06 Guests) - 4 Units

Luxury Couple Chalets (SQF 1089 per unit/ Max- 2 Guest) - 3 Units

Luxury Triple Chalets (SQF 1089 per unit/ Max-03) - 7 Units

Deluxe Rooms : 8 Rooms (688 SQF Per Unit)

Deluxe Double Rooms : 6 rooms

Deluxe Family Rooms :(Max-04 Guests) 2 Rooms x

Reception

- Open air, Spacious reception
- Hotel system : Hotels Keys
- Server area with a dedicated Monitor, UPS, CPU , Keyboard
- Receptionist and Computer with PMS system
- Printer
- IDD & Local Calls Telephone 2
- Duty Manager Mobile Phone (Touch Screen)
- USD Credit Card Machine : 1
- LKR / Local Currency Credit Card Machine : 2
- Paper Shredder
- Adequate Files and stationary
- Reception Desk and Chair
- Stand Fan & Ceiling Fan
- Rotating Sofa set
- Blinds for sun/ Rain
- Decorative traditional Masks
- Colonial Steam Punk Antique Brass Black Twin Wall Light
- Laptop (Lenovo) for accounting Purpose and Finance module on the system
- Car park area near the reception (4 Slots available)
- Foot Cycle stand : 4 nos

Potential and Situation Analysis

Staff Quarters

with washrooms : Ideal for 16 staff members (including 1 Room with Air conditioner, all rooms are fully furnished)

Security Hut

- 24h CCTV camera facilities
- Gate keeper and security on Duty
- Highway Jacket / PPE Kit / Security uniform
- Tool Box
- 2 Christmas tree with decoration and lights (boxed)
- Table & Chair
- Infrared thermometer & Sanitiser bottles and luggage sanitiser pump spray

Linen Room

- Extra Linen : Bed Sheets / Pillow cases / duvets / duvet covers
- extra pillows and cushions
- Towers - white (face and body)
- Towels - Pool Towels
- Restaurant : serviettes
- Pool cushion Covers

Laundry Room

- 1 top load washing Machine
- 1 front Load washing Machine
- Laundry baskets
- Cleaning equipment
- Vaccum Cleaners : 2
- Chemical storage area for Housekeeping
- Wooden desk
- Wall Clock in each area

Garden

- Well Maintained Garden with a beautiful landscape
- Emergency garden lights (energy saving) and other outdoor lights
- Emergency flash lights
- Well maintained garden with fruits and vegetables plants (Neem, Curry leaves tree, Various flower plants, Aloe vera bushes, palm trees , Coconut & king coconut trees , Manga, sour mango, watermelon, lemon, Sri lankan orange, purple berries , pomegranate, banana etc)
- Garden taps and Water Horse available near every chalet
- Flash Lights on coconut trees
- Gardening Equipment
- Decorative rattan light balls

Potential and Situation Analysis

Generator & Pump Room

- 40,000 Liters water walk with pressure pump and water motor
- Generator
- 2 pressure pumps
- Concrete slab has already been paved for the generator room for further construction of the 1st floor and roof has been placed

Linen Drying Area

- Covered Area for linen drying

Storeroom

- AC storeroom with with Deep Freezer (Brand New)
- Racks for dry storage
- Working space for storekeeper
- Scales (heavy and medium)
- Stationary etc

100 page inventory report Readily available

HOTEL LAND AREA : 1.0000354788 ACRE

ACCOMODATION

A beautiful resort with modern and unique in design, the eco nature friendly chalets are made of quality international and local materials with a western touch in room amenities. These beautiful chalets are furnished with UK manufactured beds, air conditioning and fans imported from the UK, cable TVs, refrigerator, microwave, kettle, iron and table, Personal Desktop PC, desks directly brought to Sri Lanka from the UK, open concept shower and bathrooms with exclusive UK made bath tubs.

Graphic Images of Chalet, Resturant and Swimming Pool The Chalet's ceilings are made of Midella an exclusive wood that belongs to Sri Lanka. It has a Impermeable roofing underlay of twin-ply, construction of polypropylene non-woven spun bound layer and PP film specially imported from the UK, finished off with olluk straw layered on its dome shaped roof.



CHALET FEATURES AND AMINITIES

14 Chalets

4 family Chalets x 6 guests = 24 guests

7 Triple Chalets x 3 guests = 21 guests

3 Double Rooms x 2 guests = 6 guests

Total capacity in the Chalet Category : 51 guests

- Air Conditioning with Individual Temperature Controller
- Fan
- Writing Table and Chair
- Bed side Cupboards and Lampshade
- Electric Power (115/230V Dual Voltage) + Shaver Socket (LAP)
- Four Bed side sokets (13A 2G Unswitched Socket with 4.2A 4-Port USB)
- Complimentary Wi-Fi
- Telephone with I.D.D. Facilities
- Tea/Coffee Making facility & Tea cups, Mugs and water Glasses
- Bottled Water
- Hair Dryer
- LED TV with rewindable PEO TV connection with international channels
- Privet Sitting area (indoor & outdoor)
- Mini-Fridge
- Open & Attached Bathroom, Rain shower + Triangle Spa Bathtub
- Hot and Cold Water
- Toiletries + Towels
- Iron & Ironing Board
- Baby Cot (on request)
- Combination Smoke and Carbon Monoxide Alarm





CHALETS







**OPEN AIR SHOWER + SPA
TUB
ALL IMPORATED ITEMS
FROM UK (PROOF OF
PURCHASED DOCUMENTS
COULD BE PRODUCED)**



DELUXE ROOMS

8 Deluxe Rooms

6 Double Deluxe Rooms : 12 guests

2 Family Deluxe rooms : 8 guests

Concrete slab has already been paved for further construction of the 2nd floor.

Received an approval for Club House

Total capacity in the Deluxe Category : 20 guests

- Air Conditioning with Individual Temperature Controller
- Fan
- Electric Power (220V-240V) + Shaver Socket
- Two Bed side USB Ports
- Complimentary Wi-Fi
- Telephone with I.D.D. Facilities
- Tea/Coffee Making facility
- Bottled Water
- Hair Dryer
- LED TV with Dialog TV international channel connection
- Private Sitting area (outdoor)
- Writing Table and Chair
- Bathroom, Rain shower
- Mirror with lights
- Toiletries + Towels
- Iron & Ironing Board
- Baby Cot (on request)
- Combination Smoke and Carbon Monoxide Alarm





Sagara Lak
PH

Deluxe Room



POOL

GLASS MOSAIC DEEP BLUE

WIDTH 40 FEET

LENGTH 70 FEET

DEPTH 6 FEET TO 3 FEET



POOL AREA & CHANGING ROOM

- Blue Heaven Style swimming Pool : Glass Mosaic Tiles Deep Blue , Well maintained and crystal Clear
- Width 40 feet , Length 70 Feet, Depth 6 Feet to 3 feet
- 6 Sun Beds with Pillow Cushions
- KETER Cool Bar All in one (Cooler/ Party Table/Coffee Table)
- Pool Area Landscape
- Pool Pump Room , Pool Vacuum, Pool Net
- Pool Chemical Storage
- Pool Notice Board
- Garden Tap with water Horse
- Changing Room & Toilets Ladies & Gentleman
- 2 Shower Area
- Wooden Boat house with additional storage
- Triple head Solar Motion Activated Light
- Tulip Bird Feeder (as there are many exotic birds as we are closer to the Wilpattu national park)
- Sports Equipment : Bat, Balls, Badminton Rackets, Foot balls, Cricket, Darts , Carom board. Chess Board , Cards and other Board Games

Concrete slab has already been paved for the changing room for further construction of the 1st floor and roof has been placed



RESTAURANT



RESTAURANT & KITCHEN

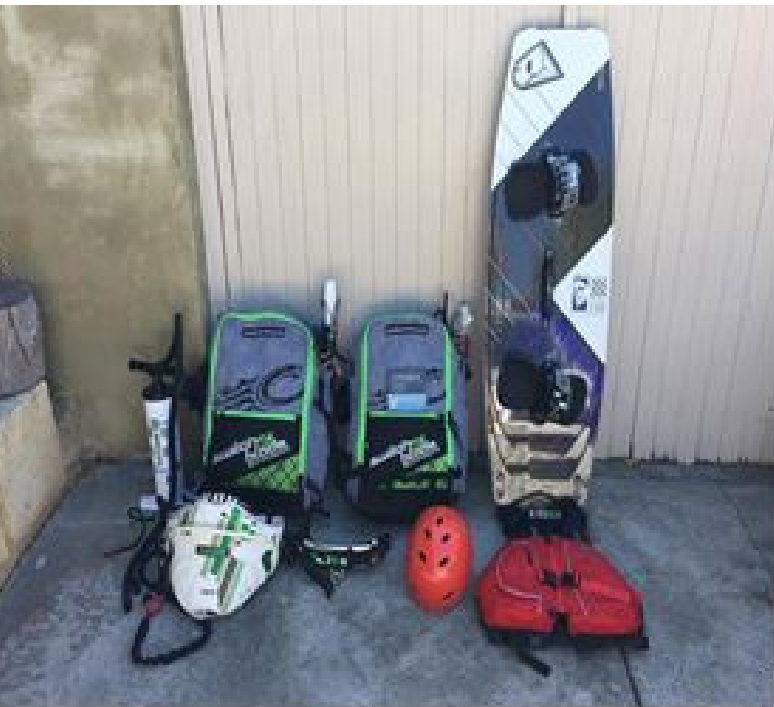
- Fully Equipped Kitchen with professional staff (1 Head chef, 2 Sous Chef & 1 Kitchen Helper)
- Restaurant with professional Staff
- Storage Room for glass wear and dry food items
- Salad Bowls/ Plastic containers/ disposable cutlery (take away) from UK
- out door washing area and Dishwasher
- 4 outdoor Gas Supply Points
- Water Bottle Storage Room
- Coconut cleaning and storage Area (outdoor)
- Restaurant Area Seating capacity upper deck and ground Floor 80 guests
- Buffet Area with Chafing Dishes /
- Bread Basket (Large)
- Global Gourmet Set (Food Warmer) 3 units for small occasions
- POS system for the restaurant with Thermal printer
- KOT & BOT system
- Bluetooth Speaker
- Karaoke Area (upper deck) with Karaoke Devise and Sinhala & English DVD
- Mikes
- Upper deck is ideal for a conference or small meetings
- High Speed internet in the restaurant and Pool Area
- Open Air Deck for Shisha (Lagoon Facing)
- Privet Dinning area could be set up by the pool or lagoon Area
- BBQ Machine Gas / Charcoal
- Bon Fire / Camp Fire Structure
- 3 outdoor huts for Alfresco dinning
- Small BBQ grill for personalised service / Romantic Dinning
- Potable AC and Ceiling Fans and Stand Fan
- Storage Rack in the restaurant
- 2 car pack Slots near the restaurants
- Hand washing facilities with Sensor taps
- ANTI- BACTERIAL WET WIPES/ DUSTBIN(Blue)
- First aid kit

Activities

Breathtaking Kalpitiya, kitesurfing heaven for all kite surfers and paradise for the rest! Kalpitiya beach is the perfect kite surfing for beginners and advanced riders, with steady wind and shallow water. We also offer free training for beginners. Our resort is designed to give our kitesurfing friends the comfort they need after a windy day on the water.

KITE SURFING

- 3 Kite surfing Full Package/set (6M, 12M, 17M) readily available at the site for any guest's use.
- Our hotel has 3 different sizes of Kite surfing full kits. We hire those for a minimal price on hourly basis. Guests who book the 7days can have all three for the following charge. Those above-mentioned items will be included in the inventory and will be provided free of charge for the prospective lease holders.



MOUNTAIN BIKES WITH HELMETS

3 Mountain biking makes for an ideal family activity, with child seats and trailers enabling you to bring your family with you at virtually any age. It's great for couples too and is something guests can do together. Will provide 4 mountain bikes imported from UK.



HYDRO-FORCE MIROVIA PRO : 10FT 10INX64INX17IN (ONE BOAT, ONE PAIR OF OARS, ONE HAND PUMP, ONE CARRY)

We provide two inflatable Hydro-Force boats which will attract many guests where they can use to explore the Kalpitiya and Puttalam Lagoons, Vella Island, Pigeon Island, Donkey Spot, as well as cruising along the coast to watch Blue Wales, Dolphins, Turtles and other marine animals. You can have your boat packed up and ready to go in minutes



SCOOTER



Honda Dio is a scooter , powered by 109.51cc BS6 engine which develops a power of 7.65 bhp and a torque of 9 Nm. With both front and rear drum brakes, Honda Dio comes up with combined braking system of both wheels .

COOLERZ (SUNDECK FLOATING DOCK) 15FT LONG



BESTWAY COOLERZ FROGGY FLOAT (9"X78"/2.32MX1.98M)



SURF BOARD



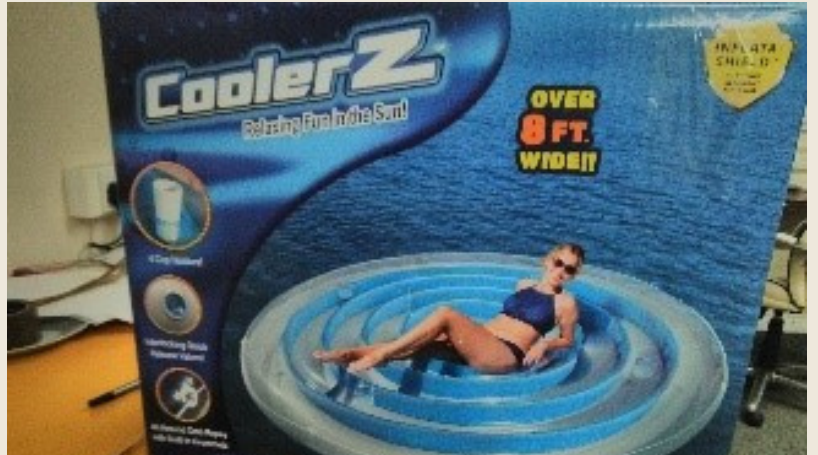
SEVYLOR ADVENTURE KIT INFLATABLE BOATS



**BIKE 2 BIKE
HANDSFREE SYSTEM
MOTOR WAY HEADSET**



**BESTWAY COOLERZ FUN IN SUN
AQUA BLUE ISLAND
(105"/2.67 DIA)**



POOL TOYS



CORPORATE SPORTS EQUIPMENT & ACTIVITIES



BODY GLOVE PADDLEBOARDS



Our Chalets is ideally situated in front of the lagoon. You can paddle right in front of the site in a shallow lagoon or sea. There is no charge if you want to paddle by yourself. Will provide brand-new paddleboards imported from UK for a minimum amount

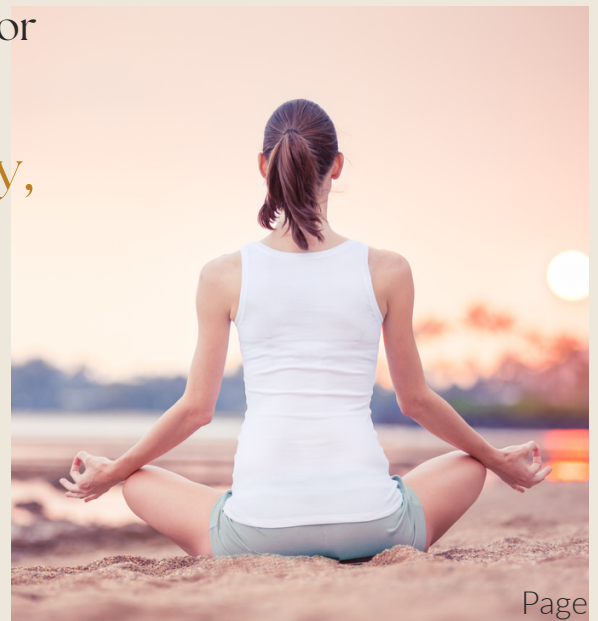
KAYAKS

3 seater Kayak 2 nos available, Made with premium quality Fiber. in mint condition. We provide 2 adventure Kayaks which will attract many guests where they can use to explore the lagoon especially bar reefs, flat coastal plains, saltpans, mangroves swamps, salt marshes and vast sand dune beaches.



YOGA by the Pool or beach

Connect body, mind & soul



DAY TOURS FROM KALPITIYA

WILPATTU NATIONAL PARK SAFARI

Wilpattu is home for many species of flora. There are approximately 30 species of mammals in the Wilpattu National Park which include the Sri Lankan Elephant, Leopard, Sloth Bear, Spotted Deer, Buffalo, Sambar and Mongoose. Wetland bird species found in the Wilpattu National Park include the Garganey, Pin tail, Whistling Teal, Spoonbill, White Ibis, Large White Egret, Cattle Egret and Purple Heron. Also, many species of Gulls, Terns, Owls, Kites and Eagles are also inhabitants here. The endemic Sri Lanka Jungle fowl, Little Cormorant and the Painted Stork can also be seen. Monitor Lizard, Muggur Crocodile, Common Cobra, Rat Snake, Indian Python, Pond Turtle and the Soft-Shell Turtle can be seen in Wilpattu National Park.

Wilpattu Entrance is only 30 Mins from The Hotel



SIGIRIYA ROCK FORTRESS

Sigiriya Rock Fortress or Lion Rock is situated in the Central Province of Matale near a town called Dambulla.

The most renowned is the frescoes on the rock of Sigiriya Damsels. After climbing the ancient fortress, you can enjoy many of the beautiful views over the surrounding mountains. Sigiriya is a famous touristic place.

The Blue Lagoon Resort to Sigiriya it will take 3 hours (182.9 km) via Puttalam - Anuradhapura - Trincomalee Hwy/A12



ANCIENT CITY OF ANURADHAPURA

Sigiriya Rock Fortress or Lion Rock is situated in the Central Province of Matale near a town called Dambulla.

The ancient city, considered sacred to the Buddhist world, is today surrounded by monasteries covering an area of over sixteen square miles (40 km²).

.The Blue Lagoon Resort to Anuradhapura it will take 2.30 hours (172.9 km)



DAMBULLA ROCK TEMPLE

Dambulla cave temple also known as the Golden Temple of Dambulla is a World Heritage Site (1991) in Sri Lanka, situated in the central part of the country. This site is 148 KM (92 mi) east of Colombo and 72 KM (45 mi) north of Kandy.

.The Blue Lagoon Resort to Dambulla it will take 1 hours 45 mins (148 km)



SAFARI MINNERIYA NATIONAL PARK

Minneriya National Park is a national park in North Central Province of Sri Lanka. The area was designated as a national park on 12 August 1997, having been originally declared as a wildlife sanctuary in 1938.

To reach Minneriya it will take 03:30 hours by car.



KANDY

Kandy is a large city in central Sri Lanka. It's set on a plateau surrounded by mountains, which are home to tea plantations and biodiverse rainforest. The city's heart is scenic Kandy Lake (Bogambara Lake), which is popular for strolling. Kandy is famed for sacred Buddhist sites, including the Temple of the Tooth (Sri Dalada Maligawa) shrine, celebrated with the grand Esala Perahera annual procession.



AIRPORT: BANDARANAYAKE INTERNATIONAL AIRPORT

Distance from The Airport BIA : 136.8 KM



COMMON FACILITIES AND AMENITIES WITH CHALETS/ACCOMMODATION

- Boats, Kites, Kayaks, paddle boats
- SLT connection, Wi-Fi,
- Air conditioning and ceiling fans.
- Cable TV with DVD Films collection over 2000 movies.
- Mini Bar with all-inclusive alcoholic beverages, soft drinks and snacks
- Refrigerator, and a kettle.
- Hot water shower and triangle SPA tub.
- 24 hours CCTV and trained security guards.
- Front deck
- Lagoon restaurant.(Lagoon Breeze)
- 40x20 Square Feet Swimming Pool with Mosaic Tiles
- Karaoke Machines, Sheesha Machines
- Generator Facilities
- Water Sports Material and Sports Equipments
- Mountain Bikes
- Famous Photo Shoot location
- Wheelchair Access
- Car park for every chalet (272 SQF)
-



HOTEL GENERATOR



DIESEL GENSET MODEL SGE 62.5 PR



Rating	Voltage	Frequency	Speed
62.5 kVA 50 kW	415 Volts	50 Hz	1500 RPM



Optional equipment and finishing shown. Standard may vary.

PRODUCT HIGHLIGHTS

► Engine

- CPCB II compliant
- Fast load response
- Stable frequency
- Low vibrations and structure borne noise level
- Competitive fuel and lube oil consumption
- High power to weight ratio
- Proven low life cycle cost

► Alternator

- Brushless type, screen protected, self-excited alternator complying to IS 4722/IEC 60034 - 1
- Excellent motor start capability
- Excellent alternator efficiency across the load
- Compact design with sealed bearings for longer life and lower maintenance
- Optimised engine compatibility

► D. G. Package

- Highly optimized and efficient package design
- Excellent performance under most demanding environmental conditions
- Near zero down time for continuous power supply
- Sturdy base frame made from folded sheet metal for increased strength
- Efficient anti-vibration mounts
- Stringent shop floor testing to ensure class leading, hassle-free performance
- Testing carried out using state-of-the-art PLC based, resistive load bank

► Product Support

- Seamless 24 x 7 Service support with toll free number 1800 3000 7666
- Best in class product support with PAN India
- Highly Energetic team with immense experience in troubleshooting.

Guest REVIEWS



I spend two days here and had a wonderful time. The room was filled with all the necessities and was super clean. The pool was well maintained. The restaurant manager Sugath was very friendly and helpful. He served us the dishes of our choice. You will be able to go Dolphin watching and kayaking. What ever you do, you should not miss the beautiful beach. There was an island wide curfew when we were checking out from the hotel. The hotel management went an extra mile and got us curfew passes so that we will have no trouble returning home safely. Highly recommended place. Also they have a generator so nothing to worry about power cuts.

Samal P







Overall, I had a great experience. staff was incredibly helpful. They went over and beyond to help make our stay enjoyable. and the amenities were great. clean very comfortable. Must say all foods are so delicious we enjoyed a lot. And the owner Mrs. Nishika is very friendly and so helpful thanks to all crew for made our stay comfortable I highly recommend this hotel for anyone visiting


Thidali Sewwandi


MARKETING


Promote Local Business

 The 14 Chalet luxury boutique hotel is situated in Kalpitiya, Sri Lanka. The hotel is situated in the North-western region of the Island and it is the... [See more](#) 

 Pool Facilities, paddle board rides 

 9,294 people like this


 9,595 people follow this

 894 people checked in here

Promote Website

 Typically replies within a day

[Send message](#) 

 + 

 Price range · £££ 

 Offers free Wi-Fi 

 **Always open** 



 Hotel resort 

[Home](#) [Shop](#) [Groups](#) [Jobs](#) [More](#) 

Recommendations and reviews

Most Helpful

 **4.5 out of 5** 
Based on the opinion of 59 people

 **Yasas Ma**
Kalpitiya.
15m · 

Good Environme



Edit Profile



427 posts 3,885 followers 173 following

Hotel resort

Luxury chalets located in kalpitiya, Sri Lanka. We offer luxury accomodation to the adventurous traveler.



4.5 Excellent 37 reviews

#2 of 16 in Kalpitiya

Location 4.7

Cleanliness 4.5

Service 4.8

Value 5.0

37 Reviews

Property amenities

Bar / lounge

Restaurant

Room features

Housekeeping

Coffee / tea maker

Bath / shower

0 Q+A

10 Room tips

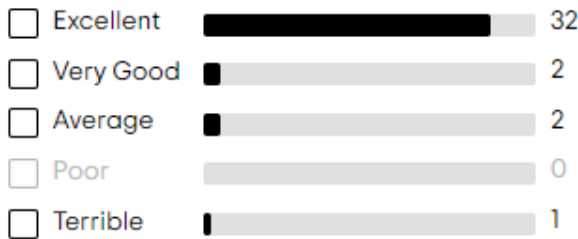


Reviews

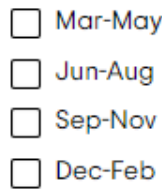


Write a review

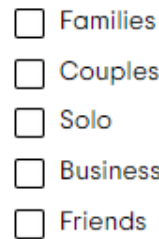
Traveler rating



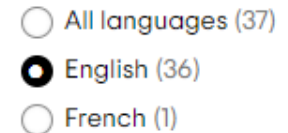
Time of year



Traveler type



Language



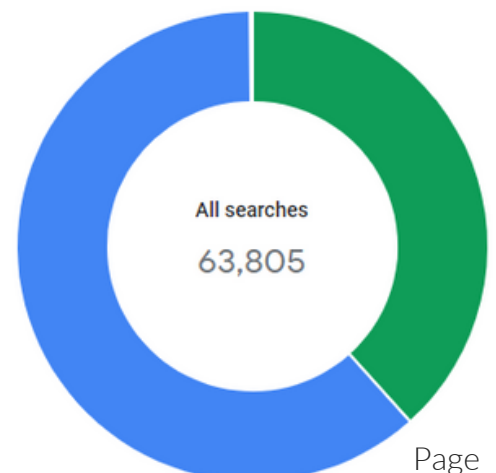
LATEST REVIEWS



Google 4.3 160 Reviews

How customers search for your business

1 quarter



pubudu chaturanga 13 hours ago

One of a kind A stay. Ideal for a romantic getaway. We experienced a nice view and and a very friendly service from the staff. Very cleaned and Luxry rooms. Delicious Food.

Reply

Skip

7.9 Good · 9 reviews [Read all reviews](#)

Categories:



Reviews from real guests ⓘ



AGODA REVIEWS (9)

BOOKING.COM REVIEWS (7)

8.2

Excellent

✓ From 9 reviews



— High score for Kalpitiya

HOTEL INVENTORY

- Please note that most items are purchased from the UK we have proof of purchase
- 40 + page inventory list available
- Excel attached as well with the details
- Fire extinguishers

HOTEL CERTIFICATES

- Fire Certificate
- Tourist Board License
- Public Liability Insurance Document
- workmen compensation coverage
- Environmental Certificate
- Separate BR from kalpitiya Divisional
- Trade license
- Liquor license :(Application Accpeted & incpection is completed)
- Beer & wine recommendation letter
- Safe & Secure certificate

*Thank
You*